STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 105,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2005.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/31/05 16:12 2 pgs
Fees:13.00 Taxes:390.35

20050131-0011359

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jennifer Brown 642 Franklin Limestone Road Nashville, TN 37217	Jennifer Brown 642 Franklin Limestone Road Nashville, TN 37217	149-1-O-A-3-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Karen Kelley, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Brown, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3, Mullens Valley Subdivision, as of record in Book 6250, Page 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Karen Kelley, unmarried by Warranty Deed from Ronnie Butler, dated June 19, 1986, Recorded August 20, 1986, in Book 6961, Page 795, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6250, Page 476, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Area to Homeowners Association of Record in Book 6577, Page 17, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 6583, Page 351, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Book 8042, Page 601, Book 311, Page 333, Book 6577, Page 20, and Book 6577, Page 25, Register's Office of Davidson County, Tennessee.

By-Laws of record in Book 6577, Page 52, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **642 Franklin Limestone Road, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the

Witness my/our hand(s) this the 28th day of January, 2005.

Karen Kelley

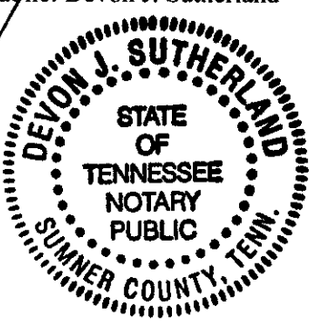
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Karen Kelley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075